125.0	0003	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,042,000 / 1,042,000
					USE VALUE:	1,042,000 / 1,042,000
					ASSESSED:	1,042,000 / 1,042,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAMPAGNA JOSEPH E JR
Owner 2:	
Owner 3:	
Street 1:	11 BARTLETT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,308 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1910, having primarily Asbestos Exterior and 3529 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7308.000	466,700		575,300	1,042,000
Total Card	0.168	466,700		575,300	1,042,000
Total Parcel	0.168	466,700		575,300	1,042,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 295.27 | /Parcel: 295.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 80450

GIS Ref

GIS Ref

Insp Date 05/10/18

Parcel ID 125.0-0003-0013.0

!9689!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	466,700	0	7,308.	575,300	1,042,000	1,042,000	Year End Roll	12/18/2019
2019	104	FV	375,300	0	7,308.	607,300	982,600	982,600	Year End Roll	1/3/2019
2018	104	FV	375,300	0	7,308.	447,500	822,800	822,800	Year End Roll	12/20/2017
2017	104	FV	351,300	0	7,308.	428,300	779,600	779,600	Year End Roll	1/3/2017
2016	104	FV	351,300	0	7,308.	396,300	747,600	747,600	Year End	1/4/2016
2015	104	FV	291,200	0	7,308.	332,400	623,600	623,600	Year End Roll	12/11/2014
2014	104	FV	291,200	0	7,308.	324,700	615,900	615,900	Year End Roll	12/16/2013
2013	104	FV	303,200	0	7,308.	309,400	612,600	612,600		12/13/2012

PRINT

Date	Time
12/11/20	00:07:40

LAST REV

Date	Time
05/31/18	08:55:04
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9689

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMPAGNA CAROL	25773-406		10/30/1995		10	No	No		A

USER DEFINED

Prior Id # 1:	80450
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	MEAS&NOTICE	CC	Chris C
3/19/2009	Inspected	372	PATRIOT
2/14/2009	Measured	336	PATRIOT
11/17/1999	Mailer Sent		
10/29/1999	Measured	266	PATRIOT
8/5/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7308		Sq. Ft.	Site		0	90.	0.87	10									575,314						575,300	

Total AC/HA: 0.16777 | Total SF/SM: 7308 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 575,314 | Spl Credit | Total: 575,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	34.45	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.94753468
Const Adj.:	0.97840208
Adj $ / SQ:	148.331
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	711933
Depreciation:	245261
Depreciated Total:	466672

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	8	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	4	1
Totals			
2	14	8	

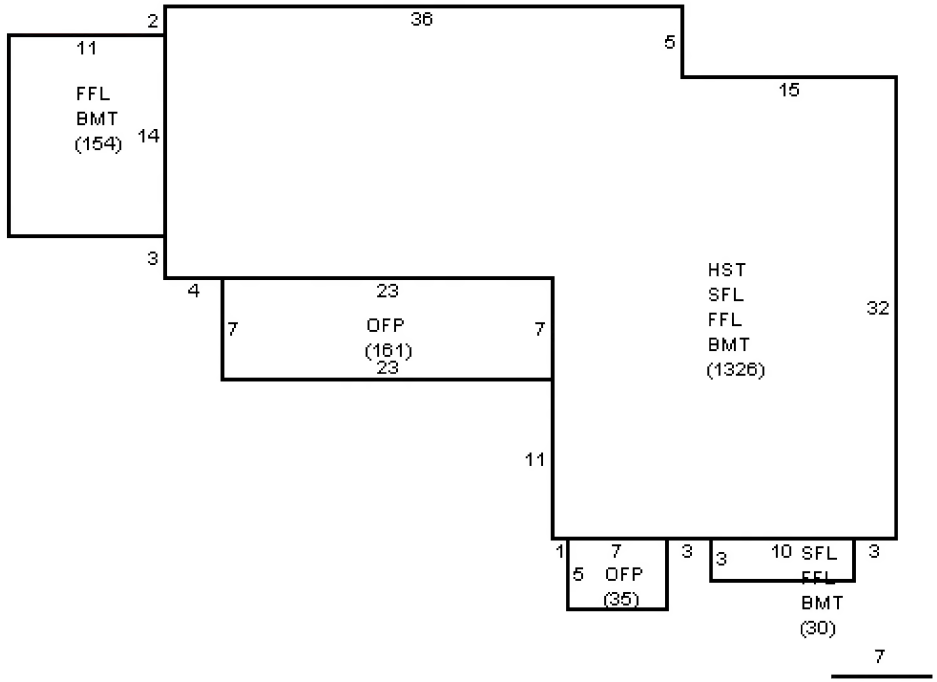
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	148.33
Special Features:	0	Val/Su Net:	89.15
Final Total:	466700	Val/Su SzAd	132.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,510	44.500	67,194
FFL	First Floor	1,510	148.330	223,980
SFL	Second Floor	1,356	148.330	201,137
HST	Half Story	663	148.330	98,344
OFP	Open Porch	196	24.380	4,779

Net Sketched Area:	5,235			Total:	595,434
Size Ad	3529	Gross Are	5898	FinArea	3529

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

125.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	